

PRELIMINARY REPORT

2015: E5 – *Bauer Road*

APPLICANT: Harris County Engineering Department

KEY MAP: 325

JURISDICTION: Harris County

LAMBERT: 4368

DISTRICT/PRECINCT:

Harris County Pct.: 3

PROPOSAL:

Harris County is requesting the realignment of Major Thoroughfare Bauer Road, between Bauer Hockley Road and Cumberland Ridge Drive, on the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

The applicant contends that development activity in the vicinity of Grand Parkway segment F-1 is expected to increase following completion of the roadway in 2015. Harris County requests the realignment of Bauer Road to create a smoother geometric design instead of two sharp curves at the intersection of Schiel Road. Harris County is working with the developer of the adjacent Bauer Road Tract development to dedicate right-of-way (ROW) in accordance to the realignment of Bauer Road. The current alignment does not comply with Chapter 42 geometric requirements. The proposed realignment corrects the dog-leg curve and minimizes the portion of the alignment with the floodplain. The number of affected property owners is also reduced.

The applicant states that future Harris County Flood Control District activities at Little Cypress Creek would not be affected by the proposed realignment. Harris County and the City of Houston are currently working on a suitable alignment for mobility and traffic safety for Bauer Road. By providing a safe street curvature that results in the safest possible intersection and alignment conditions, the intent and general purpose of Chapter 42 will be maintained.

The applicant suggests that leaving the Bauer Road alignment as it currently exists will create safety concerns for vehicles having to maneuver two sharp turns at the Schiel Road intersection. This will also create driver confusion for both southbound and northbound traffic, as it is an unusual type of intersection. Furthermore, vehicles traveling west on Schiel Road would have visibility issues stemming from high vegetation preventing a clear line of sight down Schiel Road at the stop sign-controlled intersection. A driver would have to protrude their car out into oncoming traffic to have a clear line of sight. Also, traveling westbound on Bauer Road from the stop sign would create safety issues at Bauer, as drivers would have to cross oncoming eastbound traffic and southbound traffic from a complete stop.

The applicant also states that realigning the Major Thoroughfare would improve mobility by having a smoother geometric design and a T-intersection at Schiel. With the continued growth of Harris County and the extension of the Grand Parkway, it is imperative that this amendment be considered, due to the projected increase in traffic in the area. There are current developments in the area such as the proposed Bauer Road residential subdivision, the Cypress-Fairbanks baseball complex on Schiel Road, and the nearby unrecorded Ironwood tract on Schiel Road east of the intersection.

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Alternative alignments are being considered, but this depends on the cooperation of the adjacent stakeholders (property owners who need to participate in the realignment project), whether it be by plat or other dedication methods.

The 1995 Major Thoroughfare and Freeway Plan (MTFP) proposed that Bauer Road make a T-intersection at Schiel Road. Between the nineties and early 2000, there appears to be a slight bend in the curve at the Schiel intersection, and in the 2003 MTFP, an offset was proposed in the alignment. It appears that the existing property configuration caused the dog-leg intersection.